

Missoula City Council Land Use and Planning Committee Minutes

Date: July 31, 2019
Time: 3:10 pm
Location: City Council Chambers
140 W. Pine Street, Missoula , MT

Members present: Mirtha Becerra, Michelle Cares, John DiBari, Heather Harp, Julie Merritt, Jesse Ramos, Bryan von Lossberg, Heidi West
Members absent: Stacie Anderson, Julie Armstrong, Jordan Hess, Gwen Jones
Others present: Ben Brewer, Reagan Brandt, Jim Nugent, Laval Means, Jeremy Keene, Randy Frazier

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

1.2 Approval of the Minutes from July 24, 2019

The minutes from July 24, 2019 as presented

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

3. COMMITTEE BUSINESS

3.1 Ordinance to Amend Title 20 Related to Townhome Exemption Development (TED)

John DiBari shared this item was discussed at Land Use & Planning on July 24, 2019; today is a continuation of that discussion.

Ben Brewer, Development Services, spoke on this item along with a PowerPoint presentation attached to the history of this item. Mr. Brewer shared the strategy for the Townhome Exemption Development (TED) ordinance. He informed that TED projects do not necessarily lead to homes being built in the "affordable" pricing range but rather creates a useful tool to add to the overall housing inventory.

This item will be discussed at Planning Board on August 6, 2019.

Reagan Brandt stated the proposed ordinance could have unintended consequences and spoke on why she was not in support of the draft ordinance as presented.

Heather Harp asked why ADUs would not be allowed in TEDs. Ben Brewer stated that TED Ownership Units are not lots; a future conversation focused on ADUs may occur that would address this specific topic.

Julie Merritt asked when a traffic study would be triggered. Ben Brewer informed that a traffic study would be required when a project is expected to create an additional 200 trips to an area per day.

Jesse Ramos voiced concerns that this ordinance may result in developers building more apartment complexes opposed to single family homes and TEDs. Laval Means stated that type of build is market driven.

Heidi West asked if TED projects be converted to a subdivision that would then allow for ADUs. Ben Brewer stated that he was unaware of a mechanism to convert TEDs into subdivision.

Ben Brewer covered sections of the draft ordinance that identifies land types that would not allow TED projects such as floodplain and land that is substantially constrained. He shared that if passed, this ordinance would not impact already approved TED projects.

4. ADJOURNMENT